

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday August 30, 2021 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of August 2, 2021 Meeting Minutes

ITEM#3 Parkview Preserve 2- Insight Properties LLC: Performance Bond Extension

ITEM#4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21) (*Deferred at August 2nd Meeting*)

ITEM#5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at July 12th Meeting*)

ITEM#6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at July 12 ,2020 Meeting*)

ITEM#7 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000 (*Deferred at August 2nd Meeting*)

ITEM#8 Associated Wholesale Grocers, LLC/ Complete Signs: Request recommendation to the City Commission to amend the I-65 @ Long Hollow Pike Interstate Sign Zone Map to include a section of the twenty-seven (27) acre property at 500 S. Cartwright Street referenced as Davidson County Tax Map/Parcel# 02600008600.

ITEM#9 Bojangles/ACES, Arnold Consulting Engineering Services: Request site plan approval for a 2,362 sq. ft. restaurant on the 1.19-acre property at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL,

Commercial Planned Unit Development Limited. (#10-21) Property Owners: SRK and Sunset Investments Partnership

ITEM#10 Masstar Signs: Request revision to the Caldwell Square/Publix Center Final Master Plan regarding signage design for the Bojangles Restaurant at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL, Commercial Planned Unit Development Limited.

ITEM#11 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-101. Provisions Creation and Membership to reduce the number of Planning Commission members from eleven (11) to nine (9).

ITEM#12 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(F) Residential District Regulations to permit the extension of a single family dwelling unit on a property in an accessory building in the R-7, High Density Residential and R-10, Medium Density Residential zoning districts.

DISCUSSION ITEMS

-Planning Commission Review Process: Public Forum, Public Hearings, and Community Review Meetings

-Planning Commission designation change from a Regional to a Municipal Planning Commission

-Planning Commission Training

Public Forum on Planning Related Topics

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

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